



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Requesting final plat review of subdivision plat creating two new lots from three existing parcels, and granting an easement.		
There is a sidewalk width waiver and pair of revocable permits tied to this platting action		

<b>APPLICATION INFORMATION</b>			
Applicant: Susan Davis (Donald R. Williams Trust)		Phone:	
Address: 3916 Vintage Place		Email:	
City: Flower Mount	State: TX	Zip: 75028	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Lots 62, 63 and a Portion of Tract A		Block:	UPC Code: 101105840750011113
Subdivision/Addition: Riverview Heights Addition		MRGCD Map No.:	UPC Code: 101105840750611114
Zone Atlas Page(s): J-11-Z	Existing Zoning: R-1C	Proposed Zoning	R-1C
# of Existing Lots: 3	# of Proposed Lots: 2	Total Area of Site (Acres):	0.5600
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: Riverview Dr NW		Between: Riverview Rd. NW	and: Riverview Ct. NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
V-84-93, J11-05, J11-06			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 03/30/2021	
Printed Name: Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	
Meeting Date:		Fee Total:	
Staff Signature:		Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_\_\_ A *Single* PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- \_\_\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_\_\_ Letter describing, explaining, and justifying the request
- \_\_\_\_\_ Scale drawing of the proposed subdivision plat (7 copies, folded)
- \_\_\_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_\_\_ A *Single* PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- \_\_\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_\_\_ Proposed Final Plat (7 copies, 24” x 36” folded)
- \_\_\_\_\_ Design elevations & cross sections of perimeter walls (3 copies)
- \_\_\_\_\_ Copy of recorded IIA
- \_\_\_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- \_\_\_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)



- Interpreter Needed for Hearing?   N/A   if yes, indicate language: \_\_\_\_\_
- ☒ A *Single* PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- N/A   Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ☒ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11” by 17” maximum)
- ☒ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- N/A   Proposed Infrastructure List, if applicable
- ☒ Required notice with content per IDO Section 14-16-6-4(K)
- ☒ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- N/A   Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ☒ DXF file and hard copy of final plat data for AGIS submitted and approved

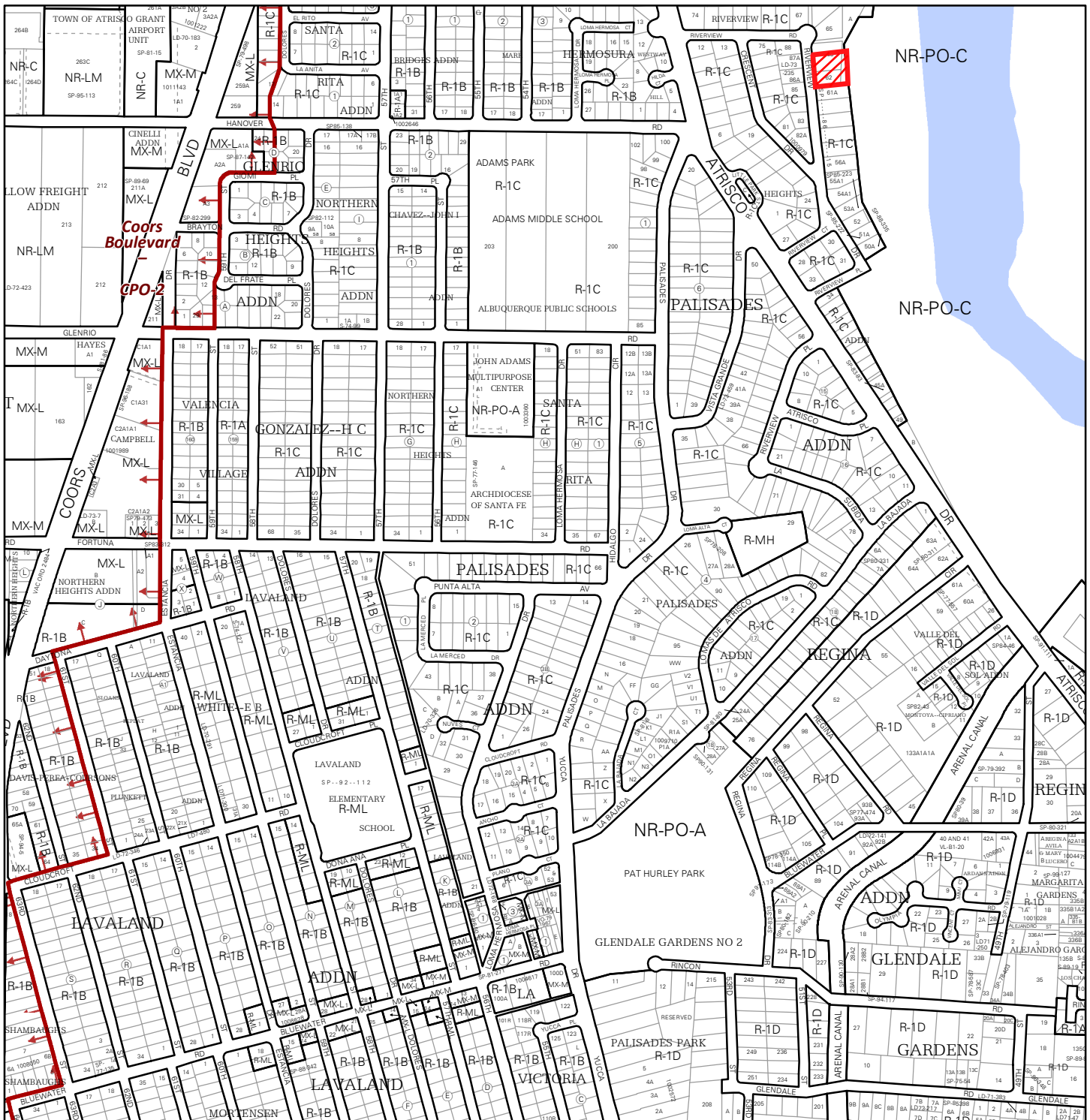
**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

MINOR AMENDMENT TO PRELIMINARY PLAT

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_\_\_ A *Single* PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- \_\_\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- \_\_\_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- \_\_\_\_\_ Infrastructure List, if applicable

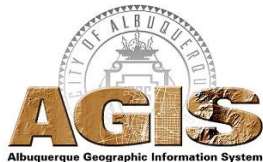
**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>		
Signature: 		Date: 03/29/2021
Printed Name: Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Project Number: _____		
Case Numbers _____		
_____		
_____		
_____		
Staff Signature: _____		
Date: _____		

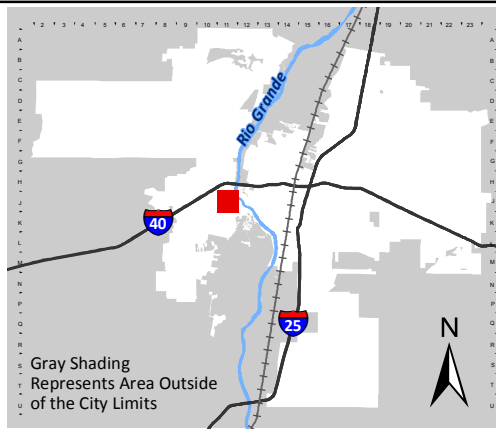


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-11-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

March 30, 2020

Development Review Board  
City of Albuquerque

**Re: Proposed Lots 62-A and 63-A, Riverview Heights Addition, aka 1248 Riverview Dr. N.W.**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests a final plat review to eliminate the interior lot lines between three (3) separate Lots to create two (2) new lots. The property is currently zoned R-1C. There is a sidewalk width waiver requested as part of this plat, upon which the progress of two revocable permits (J11-05 and J11-06) tied to this plat are also dependent. The platting action was heard for sketch plat on September 19, 2020 under project number PR-2020-004395 and the comments from that hearing are discussed below:

**ABCWUA**

1. No objection

Noted

**Code Enforcement**

No Comments provided in letter provided

No comments

**Hydrology**

Hydrology has no objection to the replat

No Objection

Note: For lot 62-A a Grading and Drainage Plan will be required at Building Permit if one these conditions is met: 1,000 sf of proposed building, 500 cy of grading, or 10,000 sf of paving.

Noted



## Parks and Recreation

Adjacent to MPOS / NR-PO-C. Per IDO regulation, property should include a single-loaded street or 20-foot buffer pursuant to the Open Space Superintendent approval.

The existing residence and improvements should have non-conforming status, due to construction well before the open space buffer requirement.

The undeveloped lot 62-A will be fully subject to the IDO required open space buffer, which is currently listed as 45-feet at the time of this submission.

## Transportation

1. Show existing sidewalk width. A minimum 5-foot wide sidewalk is requested on Riverview Drive.

Noted, waiver is requested for this project. The neighborhood associations were notified per the old waiver process before width waivers were handled administratively and the NA reps had no request for a neighborhood meeting.

Per the IDO section for vacation of right-of-way, section 6-6(M)(3)(a), justification that the public welfare does not require the prescribed sidewalk width is the sidewalk is approximately four feet wide, as is typical of the neighborhood sidewalk width. The existing sidewalk sufficient width for the residential needs for the one side of the road and is supplemented by an identical sidewalk running along the opposite side of the right-of-way. This plat does not increase the density of lots, as it consolidates 3 existing parcels into two parcels and so greater connectivity is not needed to meet any rising demand.

As per the IDO section for vacation of right-of-way, section 6-6(M)(3)(b), there is a benefit to the public welfare. Waiver from Sidewalk width requirements allows for the prevention of construction near utility improvements. There is also an existing retention of soil and water by the existing wall limiting the sidewalk width, which would be considerably disrupted by the construction of a widened sidewalk. There would also be a loss of revenue from taxes and revocable permit payments if this land would be required to be dedicated for right-of-way use. The removal of the wall and accompanying rod-iron ornamentation would also detract from the character and aesthetic of the neighborhood.

2. There is fencing in the right-of-way on Riverview Drive. It is requested to be relocated, or a revocable permit is needed.

Noted, a revocable permit application J11-05 for Lot 62-A and J11-06 for Lot 63-A are attached to this final plat application. After lengthy discussion on how to accommodate the sight-triangle requirements and revocable permit requirements, the client has provided evidence of their intent to lower the wall in height to meet the three feet minimum height from gutter pan. The invoice for this construction is provided with this submission.

3. Is there a fencing encroachment outside of the property line in the back of the property?

Yes, there is an encroachment of wall into open space for the Rio Grande, which is also being handled by the Lot 62-A revocable permit application J11-05. This encroachment stabilizes the steep slope in this location.

4. Platting action is required prior to Site Plan Approval.

Noted, there is no site plan currently or anticipated to be attached to this platting action.

5. Show PNM powerpoles. The easement width may not be sufficient for the powerpoles.

Power poles are added to the site sketch and are within the ten-foot P.U.E. granted by this plat. Utility companies were notified of the concern for possibly non-sufficient width and their signatures are provided on the supplied plat.

## **Planning**

Please see Code Enforcements Comments for lot size requirements

Confirm that the new lot lines meet the required setbacks under the R-1C zone.

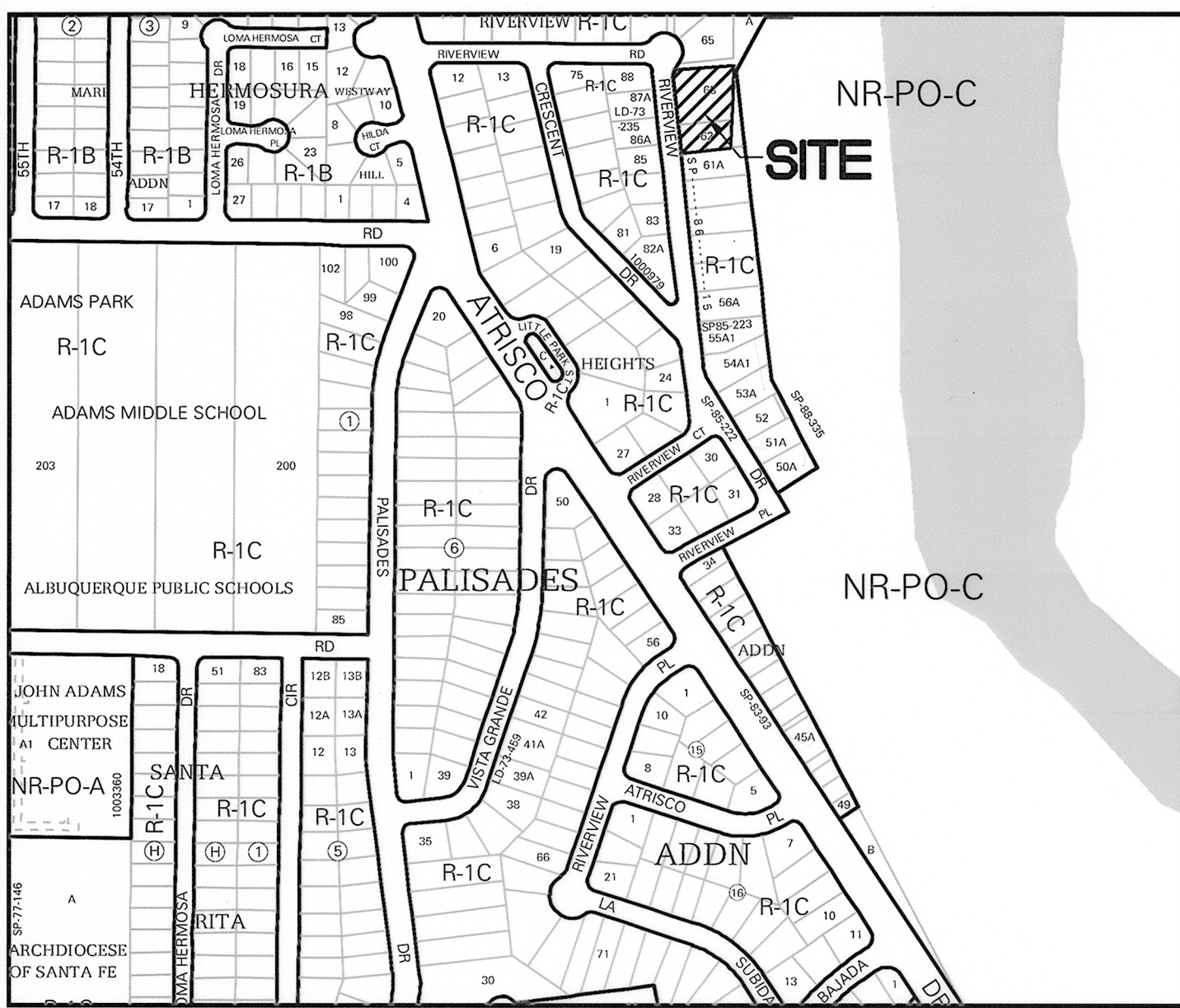
Lot sizes (>7000 sq. ft.), widths (>50 ft) and setbacks (15' front and rear, 5' side) meet minimum standards per the IDO.

The site is not within an overlay or covered by a previously approved site plan

Noted

Thank you for your time and attention,  
Ryan Mulhall





Vicinity Map - Zone Atlas J-11-Z

N.T.S.

## Documents

- TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 866651 TD AND AN EFFECTIVE DATE OF AUGUST 5, 2020.
- PLAT OF RECORD FOR RIVERVIEW HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 24, 1947 IN BOOK C, PAGE 66.
- CITY ORDINANCE NO. 691 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 1, 1950.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 15, 2019 AS DOCUMENT NO. 2019003287.
- REPLAT FOR LOTS 56-A, 57-A AND 58-61 AND A PORTION OF TRACT A, RIVERVIEW HEIGHTS, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 14, 1986 IN BOOK C29, PAGE 70.

## Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

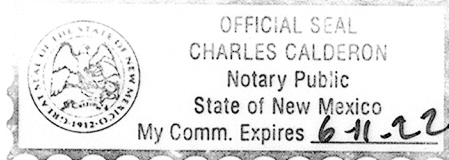
SUSAN L. DAVIS, TRUSTEE  
DONALD R. WILLIAMS TRUST

STATE OF NEW MEXICO } SS  
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 16<sup>th</sup> March, 2021  
BY: SUSAN L. DAVIS, TRUSTEE, DONALD R. WILLIAMS TRUST

By: [Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022



DATE

3/16/21

## Indexing Information

Section 14, Township 10 North, Range 2 East, N.M.P.M.  
as Projected into the Town of Atrisco Grant  
Subdivision: Riverview Heights Addition  
Owner: Donald R. Williams Trust  
UPC #: 101105840750011113 (Lot 62)  
101105840750611114 (Lot 63)

## Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENT AS SHOWN HEREON.

## Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

## Subdivision Data

GROSS ACREAGE. . . . . 0.5600ACRES  
ZONE ATLAS PAGE NO. . . . . J-11-Z  
NUMBER OF EXISTING LOTS. . . . . 3  
NUMBER OF LOTS CREATED. . . . . 2  
MILES OF FULL-WIDTH STREETS. . . . . 0.00 MILES  
MILES OF HALF-WIDTH STREETS. . . . . 0.00 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.00 ACRES  
DATE OF SURVEY. . . . . AUGUST 2020

## Notes

- FIELD SURVEY PERFORMED IN AUGUST 2020.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

## Legal Description

LOTS NUMBERED SIXTY-TWO (62) AND SIXTY-THREE (63) OF RIVERVIEW HEIGHTS, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO. 28, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 24, 1947, IN PLAT BOOK C, PAGE 66.

AND

A PORTION OF THE TRACT OF LAND DESIGNATED AS TRACT "A" ON THE PLAT OF RIVERVIEW HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 24, 1947, AND VACATED BY CITY ORDINANCE NO. 691, DATED AUGUST 1, 1950.

ALL BEING MORE COMPLETELY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 61-A, RIVERVIEW HEIGHTS, AS SHOWN ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 14, 1986 IN BOOK C29, PAGE 70 AND LYING ON THE EAST RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE NW;

THENCE; COINCIDING SAID RIGHT-OF-WAY N 06°11'15" W, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED PARCEL, REFERENCED BY A CHISELED "X" SET 10.01 FEET S 83°50'55" W OF TRUE CORNER;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 83°54'47" E, A DISTANCE OF 160.86 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, REFERENCED BY A REBAR WITH CAP "LS 14271" SET 3.61 FEET N 83°54'47" E OF TRUE CORNER;

THENCE, S 07°31'36" E, A DISTANCE OF 150.05 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING REFERENCED BY A REBAR WITH CAP "LS 14271" SET 47.90 FEET, S 83°54'47" W OF TRUE CORNER;

THENCE, S 83°54'47" W, A DISTANCE OF 164.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5600 (24,392 SQ. FT.) MORE OR LESS.

## Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101105840750011113  
101105840750611114

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for  
Lots 62-A & 63-A  
Riverview Heights Addition  
Being Comprised of  
Lots 62 & 63 & A Portion of Tract A,  
Riverview Heights Addition  
City of Albuquerque, Bernalillo County, New Mexico  
March 2021

Project Number: PR-2020-004395

Application Number: \_\_\_\_\_

## Plat Approvals:

<u>Rodney Fuentes</u>	Mar 22, 2021
PNM Electric Services	
<u>Abdul Bhuyan</u> <small>Abdul Bhuyan (Mar 15, 2021 12:22 MDT)</small>	Mar 19, 2021
Qwest Corp. d/b/a CenturyLink QC	
<u>Jeff Estevancho</u> <small>Jeff Estevancho (Mar 18, 2021 12:23 MDT)</small>	Mar 18, 2021
New Mexico Gas Company	
<u>Mike Mortus</u> <small>Mike Mortus (Mar 18, 2021 12:28 MDT)</small>	Mar 18, 2021
Comcast	

## City Approvals:

<u>Loren N. Risenhoover P.S.</u>	3/18/2021
City Surveyor	
_____	
Traffic Engineer	
_____	
ABCWUA	
_____	
Parks and Recreation Department	
_____	
Code Enforcement	
_____	
AMAFCA	
_____	
City Engineer	
_____	
DRB Chairperson, Planning Department	

## Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.  
N.M.R.P.S. No. 14271

Date

3/12/2021

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com





Easement Notes

- 1
- 5' PUE GRANTED WITH THE FILING OF THIS PLAT

2

Plat for  
Lots 62-A & 63-A  
Riverview Heights Addition  
Being Comprised of  
Lots 62 & 63 & A Portion of Tract A,  
Riverview Heights Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/24/1947, C-66)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (1/14/1986, C29-70)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (1/15/2019, DOC. NO. 2019003287)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

Public Utility Easements

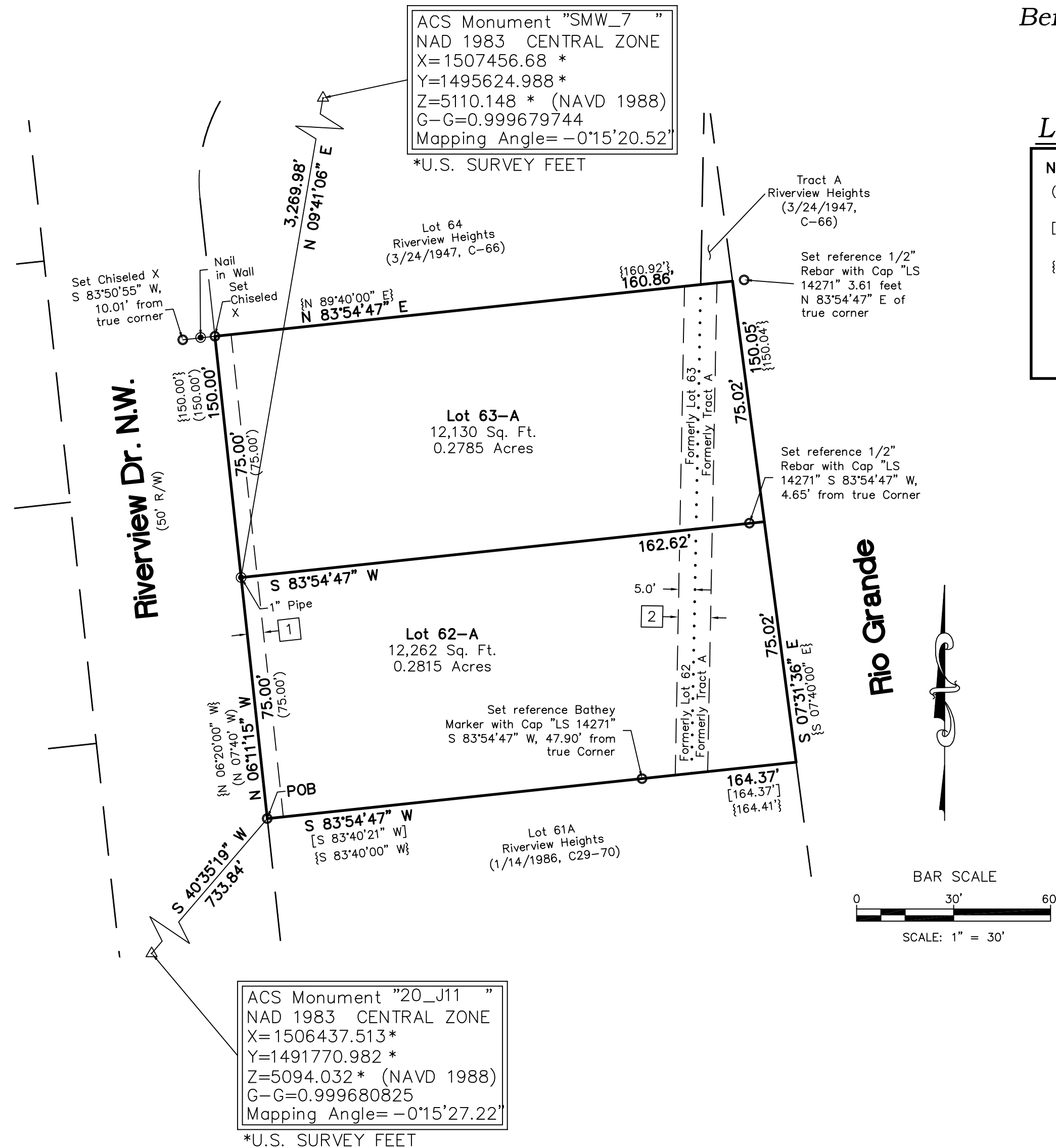
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

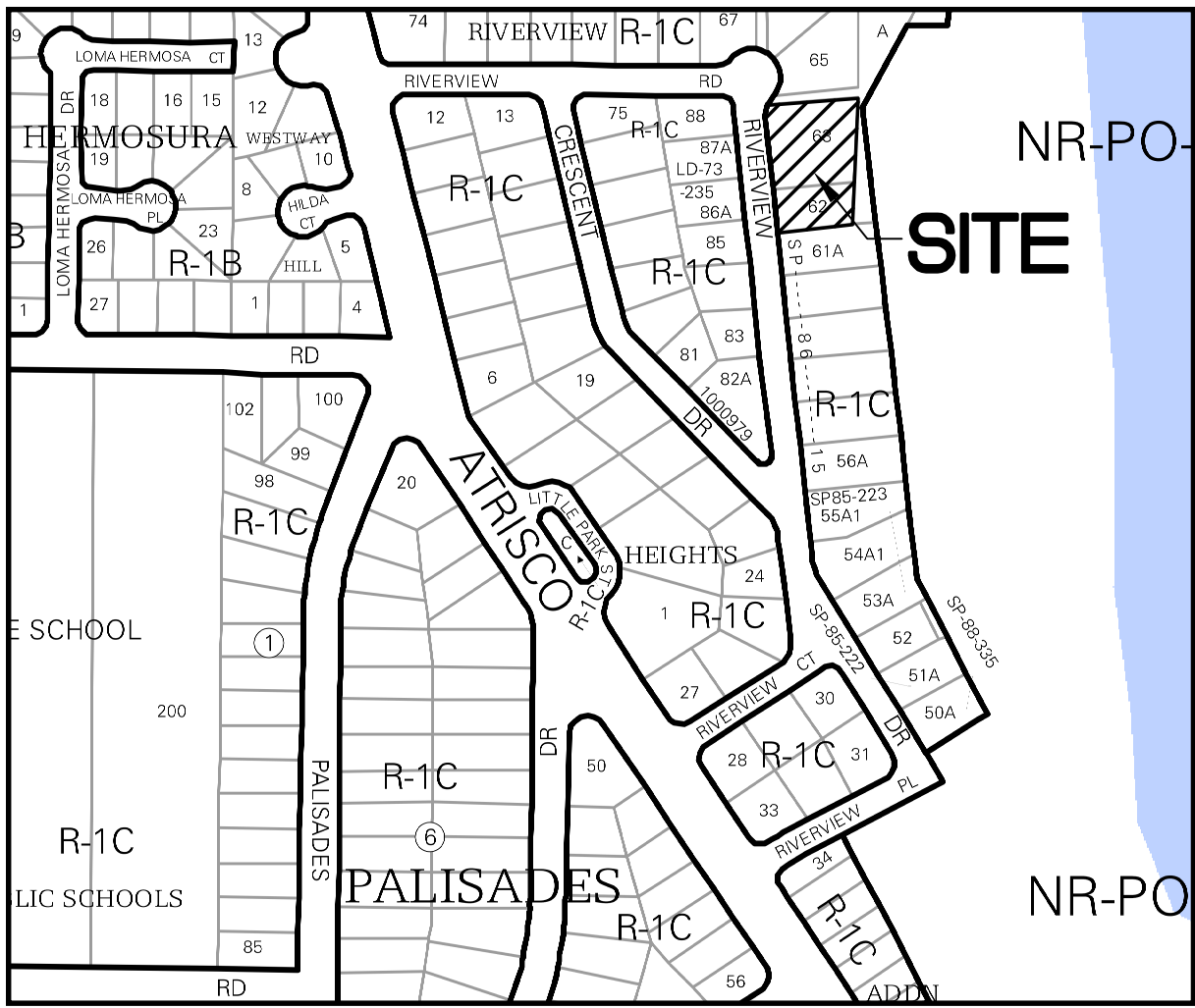
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.



CSI-CARTESIAN SURVEYS INC.  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com



Vicinity Map - Zone Atlas J-11-Z

Legal Description

LOTS NUMBERED SIXTY-TWO (62) AND SIXTY-THREE (63) OF RIVERVIEW HEIGHTS, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO. 28, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 24, 1947, IN PLAT BOOK C, PAGE 66.

AND

A PORTION OF THE TRACT OF LAND DESIGNATED AS TRACT "A" OF THE PLAT OF RIVERVIEW HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 24, 1947, AND VACATED BY CITY ORDINANCE NO. 691, DATED AUGUST 1, 1950.

BEING MORE COMPLETELY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 61-A, RIVERVIEW HEIGHTS, AS SHOWN ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 14, 1986 IN BOOK C29, PAGE 70 AND LYING ON THE EAST RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE

THENCE; COINCIDING SAID RIGHT-OF-WAY N. 06°11'15" E., A DISTANCE OF 160.92 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED PARCEL, REFERENCED BY A CHISELED "X" SET 10.01 FEET S 83°50'55" W OF TRUE CORNER;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 83°54'47" E, A DISTANCE OF 160.86 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 14271";

THENCE, S 07°31'36" E, A DISTANCE OF 150.05 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING REFERENCED BY A REBAR WITH CAP "LS 14271" SET 47.90 FEET, S 83°54'47" W OF TRUE CORNER;

THENCE, S 83°54'47" W, A DISTANCE OF 164.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5600 (24,392 SQ. FT.) MORE OR LESS.

Documents

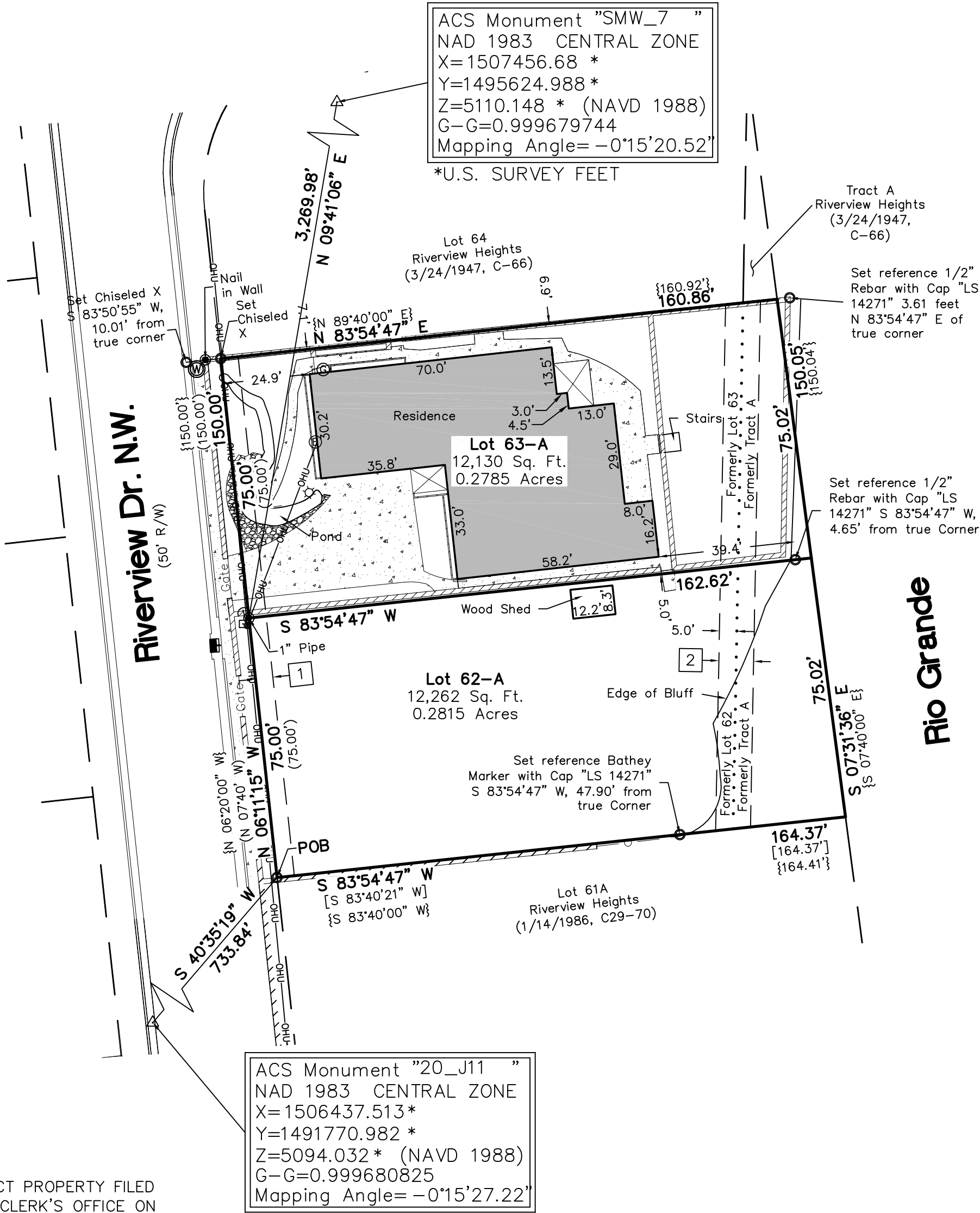
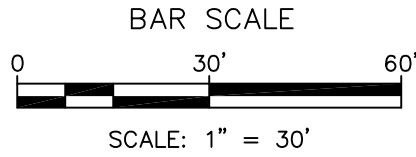
- TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 866651 TD AND AN EFFECTIVE DATE OF AUGUST 5, 2020.
- PLAT OF RECORD FOR RIVERVIEW HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 24, 1947 IN BOOK C, PAGE 66.
- CITY ORDINANCE NO. 691 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 1, 1950.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 15, 2019 AS DOCUMENT NO. 2019003287.
- REPLAT FOR LOTS 56-A, 57-A AND 58-61 AND A PORTION OF TRACT A, RIVERVIEW HEIGHTS, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 14, 1986 IN BOOK C29, PAGE 70.

Indexing Information

Section 14, Township 10 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant  
Subdivision: Riverview Heights Addition  
Owner: Donald R. Williams Trust  
UPC #: 101105840750011113 (Lot 62)  
101105840750611114 (Lot 63)

Easement Notes

- 5' PUE GRANTED WITH THE FILING OF THIS PLAT
- 10' UTILITY EASEMENT VACATED PER V-84-93



Site Sketch

for  
Lots 62-A & 63-A  
Riverview Heights Addition  
Being Comprised of  
Lots 62 & 63 & A Portion of Tract A,  
Riverview Heights Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
August 2020

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/24/1947, C-66)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (1/14/1986, C29-70)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (1/15/2019, DOC. NO. 2019003287)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▢	CONCRETE
▤	FLAGSTONE
---	WOOD FENCE
▨	BLOCK WALL
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⤴	ANCHOR
☆	LIGHT POLE
⊙	GAS METER
■	STORM DRAIN INLET
Ⓢ	ELECTRIC METER

Notes

- FIELD SURVEY PERFORMED IN AUGUST 2020.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD-83-CENTRAL ZONE).

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com



**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

**PROJECT NAME:** Lot 62-A and 63-A of Riverview Heights Addition

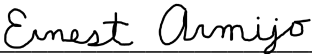
**AGIS MAP #** J-11-Z

**LEGAL DESCRIPTIONS:** Lots 62 and 63 of Riverview Heights Addition, as filed in Book C  
Page 66, on March 24, 1947; AND a portion of Tract A of Riverview  
Heights Addition vacated by ordinance No. 691, Dated August 1, 1950.

     **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on \_\_\_\_\_ (date).

<u>CSI - Cartesian Surveys, Inc.</u>	<u>03/16/2021</u>
Applicant/Agent	Date

<u></u>	<u>3/17/2021</u>
Hydrology Division Representative	Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

     **WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on \_\_\_\_\_ (date).

<u>CSI - Cartesian Surveys, Inc.</u>	<u>03/16/2021</u>
Applicant/Agent	Date

<u></u>	<u>3/17/2021</u>
ABCWUA Representative	Date

**PROJECT #** PR-2020-004395

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART I - PROCESS**

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Final Plat Review for Minor Subdivision

Decision-making Body: DRB

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 1428 Riverview Drive NW

Name of property owner: Susan Davis (Donald Williams Trust)

Name of applicant: CSI - Cartesian Surveys, Inc.

Date, time, and place of public meeting or hearing, if applicable: 4/07/2021 9AM Zoom meeting of DRB Hearing

Address, phone number, or website for additional information: CSI - Cartesian Surveys, Inc. 505 896-3050

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

03/29/2021

(Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

## 1428 Riverview Dr NW Public Notice Inquiry

Carmona, Dalaina L. <dlcarmona@cabq.gov>  
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

V

Dear Applicant:

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mc Ph
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	<a href="mailto:jgallegoswccdg@gmail.com">jgallegoswccdg@gmail.com</a>	5921 Central Avenue NW	<a href="#">Albuquerque</a>	NM	87105	50:
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	<a href="mailto:luis@wccdg.org">luis@wccdg.org</a>	5921 Central Avenue NW	<a href="#">Albuquerque</a>	NM	87105	
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	<a href="#">Albuquerque</a>	NM	87120	
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	<a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a>	6005 Chaparral Circle NW	<a href="#">Albuquerque</a>	NM	87114	50:
Riverview Heights NA	Cyrus	Toll	<a href="mailto:tollhouse1@msn.com">tollhouse1@msn.com</a>	1306 Riverview Drive NW	<a href="#">Albuquerque</a>	NM	87105	50:
Riverview Heights NA	Cynthia	Doe	<a href="mailto:cyndoe@hotmail.com">cyndoe@hotmail.com</a>	1414 Crescent Drive NW	<a href="#">Albuquerque</a>	NM	87105	

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to for approval.

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond the neighborhood contact information. We can't answer questions about sign posting meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning-permitting-applications> with those types of questions.

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized re distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destrc message.

---

**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Tuesday, March 23, 2021 4:27 PM  
**To:** Office of Neighborhood Coordination <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ryan Mulhall

Telephone Number

5058963050

Email Address

[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lots 62 & 63 & a portion of Tract A, Riverview Heights Addition

Physical address of subject site:

[1428 Riverview Dr NW](#)

Subject site cross streets:

Riverview Dr NW and Crescent Dr NW

Other subject site identifiers:

This site is located on the following zone atlas page:

J-11-Z





Ryan Mulhall <cartesianryan@gmail.com>

---

## Riverview Heights NA - Notice of Final Plat Submission for Riverview Heights Lots 62-A and 63-A DRB Hearing

---

Ryan Mulhall <cartesianryan@gmail.com>

Mon, Mar 29, 2021 at 6:01 PM

To: tollhouse1@msn.com, cyndoe@hotmail.com

Greetings Riverview Heights Neighborhood Association representatives,

We plan to submit a final plat application for Lots 62-A & 63-A, of Riverview Heights on behalf of our client Susan Davis (Trustee for the Donald Williams Trust). This property is being subdivided and a sidewalk width waiver from the required standard width per the IDO will also be requested. You may recall we emailed notice of this sidewalk waiver back in February.

Attached is the proposed subdivision site sketch. I have also attached a zone atlas page to help orient yourself where the subdivision will occur, and the city-required notice forms to summarize the basic information of our submission.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our submission to the city and the upcoming hearing held by the Development Review Board (DRB).

You may observe the meeting held over zoom software by the City of Albuquerque. The date and time of the hearing will be posted at this link: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

If you have any questions regarding the upcoming hearing or our subdivision please let us know.

Thank you,  
Ryan Mulhall

--

[CSI - Cartesian Surveys Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

---

### 3 attachments



**IDOZoneAtlasPage\_J-11-Z.pdf**

470K



**201055\_SS\_3-8-21.pdf**

2891K



**3-29-Notice-Pub\_Hear\_Riverview\_PR2020-004395.pdf**

193K

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: March 29, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Riverview Heights NA

Name of NA Representative\*: Cyrus Toll // Cynthia Doe

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: tollhouse1@msn.com // cyndoe@hotmail.com

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 1428 Riverview Drive NW  
Location Description \_\_\_\_\_
2. Property Owner\* Donald R. Williams Trust
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☒ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Requesting sidewalk width waiver and final plat review of a subdivision plat for  
Lots 62, 63 and a portion of Tract A in Riverview Heights Addition

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)  
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time\*: April 7, 2021 at 9AM

Location\*<sup>3</sup>: Zoom Meeting, see link below for information on day of hearing

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please call (505) 896-3050 or email cartesianryan@gmail.com

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> J-11-Z  
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above  
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s) ☐ Variance(s) ☒ Waiver(s)

Explanation\*:

Existing sidewalk width is approximately 3.5 feet which is deficient compared to the IDO standard of 5 foot sidewalks along residential streets. However, the existing sidewalk is sufficient and in-character for the neighborhood.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

---

---

---

---

---

---

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] \_\_\_\_\_
  2. IDO Zone District \_\_\_\_\_
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] \_\_\_\_\_
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

CC: South West Alliance of Neighborhoods (SWAN Coalition) [Other Neighborhood Associations, if any]  
Westside Coalition of Neighborhood Associations

---

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>



Ryan Mulhall <cartesianryan@gmail.com>

---

## SWAN Notice of Final Plat Submission for Riverview Heights Lots 62-A and 63-A DRB Hearing

---

Ryan Mulhall <cartesianryan@gmail.com>  
To: jgallegoswccdg@gmail.com, luis@wccdg.org

Mon, Mar 29, 2021 at 5:55 PM

Greetings South West Alliance of Neighborhoods representatives,

We plan to submit a final plat application for Lots 62-A & 63-A, of Riverview Heights on behalf of our client Susan Davis (Trustee for the Donald Williams Trust). This property is being subdivided and a sidewalk width waiver from the required standard width per the IDO will also be requested. You may recall we emailed notice of this sidewalk waiver back in February.

Attached is the proposed subdivision site sketch. I have also attached a zone atlas page to help orient yourself where the subdivision will occur, and the city-required notice forms to summarize the basic information of our submission.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our submission to the city and the upcoming hearing held by the Development Review Board (DRB).

You may observe the meeting held over zoom software by the City of Albuquerque. The date and time of the hearing will be posted at this link: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

If you have any questions regarding the upcoming hearing or our subdivision please let us know.

Thank you,  
Ryan Mulhall  
--

[CSI - Cartesian Surveys Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)


[\(f\)505-891-0244](#)


[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

---

### 3 attachments

 **3-29-Notice-Pub\_Hear\_SWAN\_PR2020-004395.pdf**  
194K

 **201055\_SS\_3-8-21.pdf**  
2891K

 **IDOZoneAtlasPage\_J-11-Z.pdf**  
470K



[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: March 29, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative\*: Jerry Gallegos // Luis Hernandez Jr.

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: jgallegoswccdg@gmail.com // luis@wccdg.org

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 1428 Riverview Drive NW  
Location Description \_\_\_\_\_
2. Property Owner\* Donald R. Williams Trust
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☒ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Requesting sidewalk width waiver and Final Plat review of a subdivision plat for  
Lots 62, 63 and a portion of Tract A in Riverview Heights Addition

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

☐ Zoning Hearing Examiner (ZHE)

☐ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time\*: April 7, 2021 at 9AM

Location\*<sup>3</sup>: Zoom Meeting, see link below for information on day of hearing

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please call (505) 896-3050 or email cartesianryan@gmail.com

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> J-11-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)

☐ Variance(s)

☒ Waiver(s)

Explanation\*:

Existing sidewalk width is approximately 3.5 feet which is deficient compared to the IDO standard of 5 foot sidewalks along residential streets. However, the existing sidewalk is sufficient and in-character for the neighborhood.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

---

---

---

---

---

---

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] \_\_\_\_\_
  2. IDO Zone District \_\_\_\_\_
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] \_\_\_\_\_
- \_\_\_\_\_

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Westside Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Riverview Heights Neighborhood Association

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>



Ryan Mulhall <cartesianryan@gmail.com>

---

## Westside Coalition of NAs - Notice of Final Plat Submission for Riverview Heights Lots 62-A and 63-A DRB Hearing

---

Ryan Mulhall <cartesianryan@gmail.com>  
To: aboard111@gmail.com, ekhaley@comcast.net

Mon, Mar 29, 2021 at 5:59 PM

Greetings Westside Coalition of Neighborhood Associations representatives,

We plan to submit a final plat application for Lots 62-A & 63-A, of Riverview Heights on behalf of our client Susan Davis (Trustee for the Donald Williams Trust). This property is being subdivided and a sidewalk width waiver from the required standard width per the IDO will also be requested. You may recall we emailed notice of this sidewalk waiver back in February.

Attached is the proposed subdivision site sketch. I have also attached a zone atlas page to help orient yourself where the subdivision will occur, and the city-required notice forms to summarize the basic information of our submission.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our submission to the city and the upcoming hearing held by the Development Review Board (DRB).

You may observe the meeting held over zoom software by the City of Albuquerque. The date and time of the hearing will be posted at this link: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

If you have any questions regarding the upcoming hearing or our subdivision please let us know.

Thank you,  
Ryan Mulhall  
--

[CSI - Cartesian Surveys Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)


[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

---

### 3 attachments

 **3-29-Notice-Pub\_Hear\_Westside\_Coal\_PR2020-004395.pdf**  
199K

 **IDOZoneAtlasPage\_J-11-Z.pdf**  
470K

 **201055\_SS\_3-8-21.pdf**  
2891K

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: March 29, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Westside Coalition of Neighborhood Associations

Name of NA Representative\*: Rene Hovath // Elizabeth Haley

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: aboard111@gmail.com // ekhaley@comcast.net

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 1428 Riverview Drive NW  
Location Description \_\_\_\_\_
2. Property Owner\* Donald R. Williams Trust
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☒ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Requesting sidewalk width waiver and Final Plat reivew for a subdivision plat for  
Lots 62, 63 and a portion of Tract A in Riverview Heights Addition

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time\*: April 7, 2021 at 9AM

Location\*<sup>3</sup>: Zoom Meeting, see link below for information on day of hearing

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please call (505) 896-3050 or email cartesianryan@gmail.com

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> J-11-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)

☐ Variance(s)

☒ Waiver(s)

Explanation\*:

Existing sidewalk width is approximately 3.5 feet which is deficient compared to the IDO standard of 5 foot sidewalks along residential streets. However, the existing sidewalk is sufficient and in-character for the neighborhood.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

---

---

---

---

---

---

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] \_\_\_\_\_
  2. IDO Zone District \_\_\_\_\_
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] \_\_\_\_\_
- \_\_\_\_\_

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Riverview Heights Neighborhood Association [Other Neighborhood Associations, if any]  
South West Alliance of Neighborhoods (SWAN Coalition)

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

THIS MICROIMAGE IS THE BEST  
POSSIBLE REPRODUCTION DUE TO THE  
POOR QUALITY OF THE ORIGINAL  
DOCUMENT.

### APPLICATION FOR VACATION

Instructions: PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies of sketch of request must be submitted with the application and after folding, shall not exceed 8 1/2 x 14 inches.

#### REQUEST FOR VACATION OF:

☒ Public Right-of-Way ☐ Private Way ☐ Easement

#### 1. APPLICANT INFORMATION:

a. Applicant: CITY of ALBUQUERQUE Phone: 266-7246  
Mailing Address: 200 N. 1st St. Zip Code: 87102  
Applicant's interest in the request: \_\_\_\_\_

b. Agent (if any): SAME AS ABOVE Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

c. Applicant's or Agent's Signature: [Signature]

d. Date: 12-24-82

#### 2. LOCATION OF REQUEST

a. Street Address (if any): Approximately the eastern 200'  
(See map) of Kirtley's Reserve -  
South of Avenue B (between 1st St. & 2nd St.)  
Between High Street Street and High Street Street  
Legal Description: Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_  
in EASTERN ALBUQUERQUE Subdivision/Addition

b. Containing approximately \_\_\_\_\_ acres and/or sq. ft.

#### 3. REASON FOR REQUEST: Why should this public right-of-way be vacated?

(SEE ATTACHMENT)

#### PLANNING DIVISION INTERNAL USE ONLY

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_  
No. of Signs Issued: \_\_\_\_\_ Payment Received: \$ \_\_\_\_\_ (Cash/Check)  
Cross-Ref.: AX- \_\_\_\_\_ Z- \_\_\_\_\_ V- \_\_\_\_\_ S- \_\_\_\_\_ Other \_\_\_\_\_

#### Copy Distribution

Original-EPC Secretary/Case File  
Research Analyst  
Applicant/Agent  
Graphics

Hearing Date: 12-28-82

V- 266-7246

Map Number: 14



IS THE BEST  
CTION DUE TO THE  
THE ORIGINAL

1 3 2 3

Parks and Recreation is trying to improve the parking situation at Dennis Chavez Community Center by developing a new parking area using the vacated right-of-way of Kathryn, S.E. and the R-3 area just south of Kathryn.

We have talked to the property owners of Lot 7, Lot 1, and the R-3 area of Block 11. Lot 7 has front yard access from High Street. The City would provide an access to Lot 1, which fronts Kathryn. The R-3 area is owned by UNM. It actually is mostly the slope up to I-25 with minimal flat area. UNM has said it would sell or lease the area to the City.

Currently, the pavement on Kathryn stops at High Street. Center patrons use the easterly dirt area now for parking. We would propose to gravel or pave the area and fence and gate it to control night time use.

January 8, 1985

OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
P.O. BOX 1293, ALBUQUERQUE, NEW MEXICO 87103

Ronald Tingley  
1312 Riverview Drive, NW  
Albuquerque, NM 87105

REF: V-84-93 Vacation of a public utility easement adjacent to the east property line of Lots 50 through 65 (and running generally through the middle of Lots 56-A and 57-A), Riverview Heights, located between Riverview Drive and the Rio Grande. (J-11)

At the January 8, 1985, Development Review Board meeting, the above-referenced request was approved subject to and based on the following Findings:

Findings:

1. The public welfare is in no way served by retaining the utility easement; however, any drainage easements that cross the tract shall be retained.
2. The property owners must file a plat, within one (1) year from the date of the hearing, to incorporate the easement into the adjoining property and retain any platted drainage easements.

If you wish to appeal this decision, you must do so by January 23, 1985, in the manner described below. A nonrefundable fee of \$40 is required at the time the appeal is filed.

Appeal to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form to the Planning Division within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 15 days of its filing.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Gina Rodarte  
Board Secretary

Paulant Fife, 1400 Riverview Drive, NW, 87105  
Henry L. Toll, 1300 Riverview Drive, NW, 87105  
Real Estate Officer



CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

AGENDA ITEM 1  
DEVELOPMENT REVIEW BOARD  
JANUARY 8, 1985

Y-84-93  
(NW)

Ronald T. Tingley requests Vacation of a public-utility easement adjacent to the east property line of Lots 50 through 65 (and running generally through the middle of Lots 56-A and 57-A), Riverview Heights, located between Riverview Drive and the Rio Grande. (J-11)

COMMENTS FROM OTHER DEPARTMENTS:

ALBUQUERQUE PUBLIC SCHOOLS	"No adverse comments."
PUBLIC SERVICE COMPANY OF NEW MEXICO	"Public Service Company of New Mexico (PNM) has no objections to the subject case."
TRAFFIC ENGINEER	"No objection is property owners and utility companies concur."
TRANSPORTATION DEPARTMENT	"No adverse transportation comment."
ZONING ENFORCEMENT OFFICER	"No comment."
COG	"No adverse comment."
MOUNTAIN BELL	"Please be advised that The Mountain States Telephone and Telegraph Company has no objections to subject vacation."
GAS COMPANY OF NEW MEXICO	"The Gas Company of New Mexico approves the vacation."
REAL ESTATE OFFICER	"If approved, final disposition should be through the Real Estate Office."
PARKS AND RECREATION	"We have no adverse comments regarding this vacation."
AIR POLLUTION CONTROL DIV.	"No comment."
WATER RESOURCE DEPARTMENT	"No objection to the proposed vacation."
AMAFCA	"AMAFCA not affected."

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

cc: Ronald D. Tingley, 1312 Riverview Drive, NW; 87105

Tom Kennerly, alternate, assumed the position of Bob Fosnaugh on the Board for the meeting.

- Billy Goolsby and Janet Safers assumed the positions of Fred Aguirre and Marty Valdez, respectively, on the Board for the meeting.

PUBLIC HEARING ON MAJOR SUBDIVISIONS, VACATIONS, AND SITE DEVELOPMENT PLANS

There was no one present at the hearing in opposition to the request.

Ronald Tingley, 1312 Riverview Drive, NW, Applicant

Rowland Fife, 1400 Riverview Drive, NW, Henry C. Toll, 1300 Riverview Drive, NW

1. Mr. Fife and Mr. Toll are in favor of the vacation request.



DRB MINUTES  
JANUARY 8, 1985  
PAGE 2

Board Comments:

1. The plat must show all easements of record.
2. There is a drainage easement across one of the tracts, and it must be indicated on the plat.

Findings:

1. The public welfare is in no way served by retaining the utility easement; however, any drainage easements that cross the tract shall be retained.
2. The property owners must file a plat, within one (1) year from the date of the hearing, to incorporate the easement into the adjoining property and retain any platted drainage easements.

THEREFORE, BE IT RESOLVED that V-84-93 be approved subject to and based on the above listed Findings.

V-85-1  
(NE)

Elmer Sproul, agent for AMHIGH Joint Venture, requests Vacation (closing) of the entire right-of-way of Arno Street, N.E., from the north right-of-way line of Central Avenue north to the extension of the southerly right-of-way line of Copper Avenue, N.E., located immediately east of the Old Albuquerque High School, containing approximately .4 acres. (K-14)

There was no one present at the hearing in opposition to the request.

Persons Present on Behalf of the Request:

Elmer Sproul, Agent

Board Comments:

1. The Chairman noted receipt of a letter from the Gas Company of New Mexico in opposition to the request.
2. The waterlines must be field located.

Findings:

1. Utility easements shall be retained per Water Resource Department and Gas Company of New Mexico requirements.
2. The proposed vacation is in accordance with the approved plan for Banner Square.
3. The vacation will protect the abutting residential neighborhood from the traffic from Banner Square.



**SUMMARY PLAT**  
**LOT 56-A, LOT 57-A, LOT 58, 59, 60 AND 61**  
**AND A PORTION OF TRACT A**  
**RIVERVIEW HEIGHTS**  
**DECEMBER, 1985**  
**SECTION 14, T10N, R2E, N.M.P.M.**

SITE LOCATION

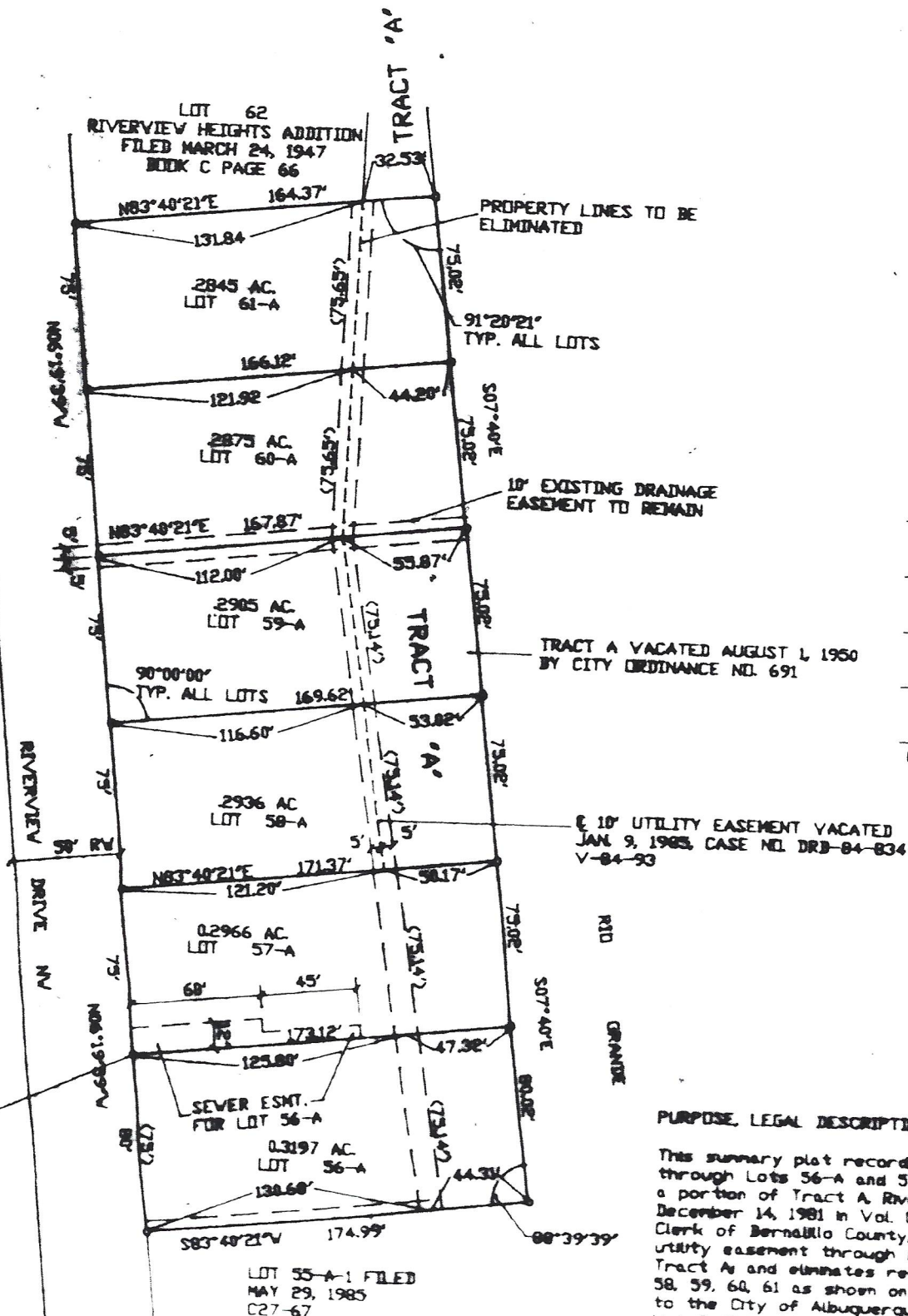
L-2

FLAT  
EASEMENT  
PROPERTY

original survey

existing records  
are performed

N86°07'30"E  
327.54'



APPROV

Planning

Water

Traffic

City En

Parks &

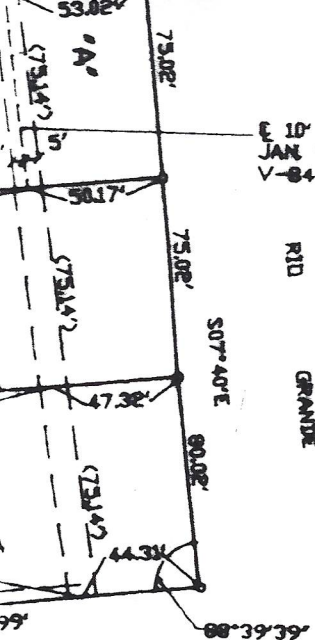
A.M.A.F.C.

Propert

City Sur

**PURPOSE, LEGAL DESCRIPTION AND**

This summary plat records the v through Lots 56-A and 57-A, as a portion of Tract A, Riverview H December 14, 1981 in Vol. C19, Folio Clerk of Bernalillo County, New Me utility easement through Lots 58, Tract A and eliminates recorded 1 58, 59, 60, 61 as shown on the pla to the City of Albuquerque, New I Vol. C, Folio 66 of the records of New Mexico. The plat creates ne Riverview Heights, an addition to b shown hereon incorporating vacate



E 10' UTILITY EASEMENT VACATED  
JAN 9, 1985, CASE NO. DRB-84-834  
V-84-93

RID

GRADE

# PURPOSE, LEGAL DESCRIPTION AND FREE CONSENT

This summary plat records the vacation of a 10' utility easement through Lots 56-A and 57-A, as shown on "Summary Plat, Lot 56, Lot 57 and a portion of Tract A, Riverview Heights, December 1981" recorded December 14, 1981 in Vol. C19, Folio 44 of the records of the County Clerk of Bernalillo County, New Mexico; records the vacation of a 10' utility easement through Lots 58, 59, 60, and 61 and vacated portions of Tract A and eliminates recorded property lines between Tract A and lots 58, 59, 60, 61 as shown on the plat of "Riverview Heights, an addition to the City of Albuquerque, New Mexico" recorded in March 24, 1947, in Vol. C, Folio 66 of the records of the County Clerk of Bernalillo County, New Mexico. The plat creates replated Lots 58-A, 59-A, 60-A and 61-A of Riverview Heights, an addition to the City of Albuquerque, New Mexico as shown hereon incorporating vacated portions of Tract A into the lots.

This plat is with the free consent and in accordance with the wishes and desires of the undersigned owners.

For Lots 56-A & 57-A  
Tax Code Nos. 1011-058-413-454-11107  
1011-058-412-461-11108

For Lot 58-A  
Tax Code No. 1011-058-411-470-11109

For Lot 59-A  
Tax Code No. 1011-058-410-476-11110

For Lot 60-A  
Tax Code No. 1011-058-409-484-11111

For Lot 61-A  
Tax Code No. 1011-058-408-491-11112

## NOTARY:

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the \_\_\_\_ day of 19\_\_.

My Commission Expires \_\_\_\_\_

Notary Public

Ronald D. Tingley

Carol Tingley

Rosland V. Fife

Elizabeth C. Fife

Richard G. Vaughan

Tommy J. Vaughan

John T. Freide

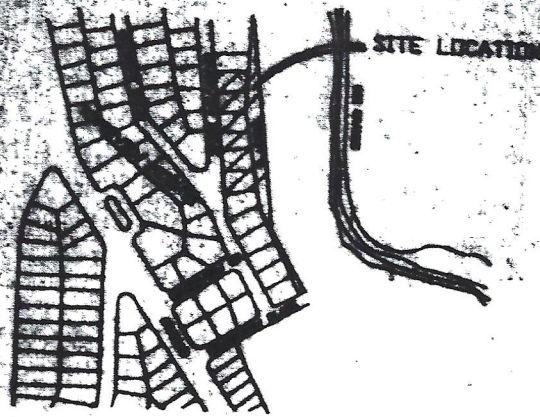
Joe Ann Davis (Steneth)

B  
16

A  
12



LOT 56-A LOT 57-  
AND A PORTION  
RIVERVIEW  
DECEMBER  
SECTION 14,



LOCATION MAP ZONE ATLAS J-11-2

### LEGEND

- PROPERTY LINE THIS PLAT
- PREVIOUS RECORDED EASEMENT LINES
- PREVIOUS RECORDED PROPERTY LINES

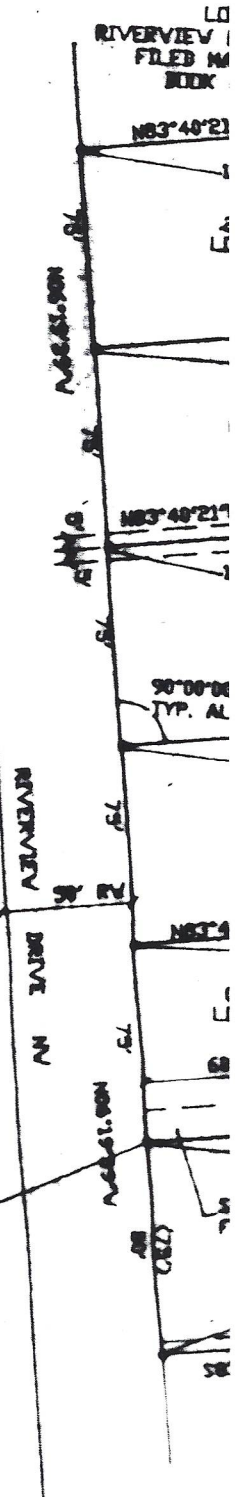
### NOTES

1. Bearings are based upon the original survey plat of Riverview Heights.
2. This plat is compiled from existing records and a field survey has been performed.

THE TO ACCE. MAP 2-141  
IN GENERAL ZONE PLANE COORDS  
T = 2600000  
Y = 1000000  
Bearing to Grid  
Factor = 0.9996778

NORTH  
SCALE 1" = 20'

GRAPHIC SCALE  
0 25 50 100



**MLE Contracting**  
5945 Guadalupe Tr NW  
Albuquerque, NM 87107 US  
mlecontracting33@gmail.com



# Estimate

**ADDRESS**  
Susan Davis

**ESTIMATE #** 1089  
**DATE** 02/11/2021

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Services</b>	Remove 3 rows of block from the front of the property block wall, 11' from edge of driveway to the north and 11' from edge of driveway to the south. In order to be 3' or less from the top of street gutter to the top of the wall. Also remove three rows of block between properties 11' eastwards to comply with the same ordinance or rule.	1	1,385.00	1,385.00T

---

SUBTOTAL	1,385.00
TAX (7.8%)	108.03
<b>TOTAL</b>	<b>\$1,493.03</b>

Accepted By

Accepted Date



## REVOCABLE PERMIT

Project Name: Lot 62-A, Riverview Heights Addition

Project Number: J11-05

THIS REVOCABLE PERMIT ("Permit"), made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the City of Albuquerque, New Mexico, a municipal corporation (hereinafter referred to as the "City") as grantor and Susan Davis (Donald Williams Trust), (hereinafter collectively referred to as the "Permittee") as permittee.

WITNESSETH, that in consideration of the mutual obligations and covenants herein, the parties hereto do mutually agree as follows:

1. Recital. The Permittee is the owner of certain real property ("Permittee's Property") located at 1422 Riverview Drive NW, in Albuquerque, New Mexico, and more particularly described as: (give legal description and filing information)

Currently platted as Lot 62 and a portion of Tract A of the Riverview Heights Addition, City of Albuquerque, New Mexico filed in the office of the County Clerk of Bernalillo County, NM on March 24, 1947 in Book C, Page 66. Proposed Lot 62-A

The City is the owner of a certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within Permittee's Property, and more particularly described in a certain Dedication Deed and known as:

Dedicated right-of-way of Riverview Drive NW of the plat entitled "Riverview Heights Addition", City of Albuquerque, filed in the office of the County Clerk of Bernalillo, New Mexico on March 24, 1947 in Book C, Page 66.

If the City's Property is an easement, then give legal description and filing information:  
N/A

2. Permit. Subject to the terms and conditions of this Permit, the City grants Permittee the right to construct, install, operate, maintain, replace and remove A Block Wall, See Attached Exhibit A (hereinafter referred to as the "Facility") within the City's Property, as more particularly shown on the drawing which is attached hereto as Exhibit A and made a part of this Permit:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (hereinafter referred to as the "Location").

3. Use. The Permittee shall use the Location solely for the block wall and will not use it for any other purpose whatsoever without first obtaining the written consent of the City.

4. Compensation. As compensation for this Permit, the Permittee shall pay the City a one-time administrative fee of \$500.00 plus the sum of Three hundred and seventy-five Dollars (\$ 375 ) for each year this Permit is in effect (hereinafter referred to as the "Annual Fee").

The Annual Fee shall be paid to the City upon execution of this Permit, and by the same month and day each year thereafter for the term of this Permit.

5. Term, Termination and Removal. This Permit will remain in perpetuity from the date of execution of this Permit (hereinafter referred to as the "Term"), unless terminated and revoked as a result of:

- a. The Permittee's breach of any provision of or default in the performance of any obligation pursuant to this Permit. If Permittee breaches any of the provisions hereof or is in default in the performance of any obligation imposed hereunder, the City may give thirty (30) days written notice (the "Notice Period") to the Permittee of the termination of this Permit. If the Permittee remains in default or the breach of any provision hereof remains uncured at the end of the Notice Period, this Permit shall terminate; or
- b. The Permittee's giving the City written notice ninety (90) days in advance of termination; or
- c. The City's giving the Permittee written notice ninety (90) days in advance of termination; or
- d. An order of a court of competent jurisdiction.

Upon termination of this Permit and any renewal hereof, the Permittee shall abandon the use of the Facility, and shall remove the Facility and restore the City's Property as nearly as possible to the condition it was in prior to removal, all at the sole expense of the Permittee.

If, after termination and within thirty (30) days after being directed to do so by the City, the Permittee fails to remove the Facility and restore the City's Property, the City may perform the work and the Permittee shall reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of such work.

Termination of this Permit for any reason shall not release the Permittee from any liability or obligation relating to the installation, operation, maintenance or removal of the Facility or any other term of this Permit.

6. Renewal of Permit. If both the City and the Permittee wish to extend the Term of this Permit, then, before the expiration of the Term, the City and the Permittee shall enter into good faith negotiations, the object of which will be to agree upon the terms of a renewal of this Permit. The agreement of the City shall not be unreasonably withheld, conditioned or delayed. If an agreement is reached, all terms, including the agreed-upon consideration, shall be reduced to writing, signed by both parties.

7. Location, Installation, Maintenance and Removal. At its own expense, the Permittee



shall install, construct and maintain the Facility of such material, and in a manner that will not at any time be a source of danger to, or interfere with the City's present or future use of the City's Property, or the use of the City's Property by any utility presently franchised by the City, or interfere with its use as a public way. If during installation it becomes evident that the Permittee's proposed installation will interfere with existing City installations or any existing underground installations, then the Permittee shall modify its installation at the Location to avoid the conflict, after obtaining the City's approval for the change, at the sole expense of the Permittee. All permits required by the City for work within the right-of-way will be the responsibility of the Permittee's contractor.

After installation of the Facility, the Permittee shall back-fill, compact, repair and repave all resulting trenches, curbs, gutters and pavement to the satisfaction of the City, restoring them to as close to their original condition as is reasonably possible.

If, in the judgment of the City, the Permittee at any time fails to perform its obligations under this section, the City, at the City's option, may perform whatever work the City deems necessary for the public safety, health and welfare, and the Permittee shall reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of performing such work. However, the City is not required to perform such work, and any failure by the City to perform the Permittee's obligations shall not release the Permittee from liability for any loss or damage caused by the Permittee's failure to perform its obligations.

Installation, maintenance and removal of the Facility shall be accomplished in a manner which will not unreasonably impede traffic adjacent to the Location or impede its use as a public way, as determined by the City. The timing and manner of such construction, maintenance and removal shall be done in compliance with the City's requirements.

If the Facility, or any part thereof, is the cause of an emergency condition, and the City determines that the situation makes it unreasonable to notify the Permittee or await action by the Permittee, the City may take whatever actions it deems necessary to remedy the emergency situation at the sole expense of the Permittee, which will reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of such actions.

8. As-Builts. Upon completion of the construction and installation of the Facility, the Permittee shall promptly provide the City with one set of reproducible as-built, record drawings, reflecting construction and installation as actually accomplished.

9. Insurance. During the Term of this Permit, including renewals, if any, the Permittee shall obtain and maintain liability insurance in an amount of not less than \$1,000,000 combined single limit for accidents or occurrences which cause bodily injury, death or property damage to any member of the public caused by or related to the construction, installation, operation, maintenance, replacement, removal or other activity related to the Facility. The insurance policy shall name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The insurance policy shall provide coverage per occurrence and shall state the project name and project number. Any cancellation provision must provide that if the policy is cancelled prior to the expiration date of the Permit, materially changed or not



renewed, the issuing company will mail thirty (30) days written notice to the City, Attention: Risk Management. A certificate of insurance in compliance with the above must be furnished to the City with the execution of this Permit and prior to commencement of construction.

10. Indemnity/Liability. The Permittee shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Permittee agrees to indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Permittee, its agents, representatives, contractors or subcontractors or arising from the failure of the Permittee, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Permittee herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Entire Agreement. This Permit contains the entire agreement of the parties regarding the Facility and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes. Changes to this Permit are not binding unless made in writing and signed by both parties.

13. Captions. The captions to the sections or paragraphs of this Permit are not part of this Permit and will not affect the meaning or construction of any of its provision.

14. Binding Effect. This Permit is binding upon and inures to the benefit of the successors and/or assigns of the parties.

15. Compliance with Laws. The Permittee and its contractors shall comply with all federal, state and local laws, ordinances, regulations and rules and will not discriminate illegally against any person. The Permittee's attention is specifically drawn to 62-14-1 et seq. NMSA, (1978 Comp., 1984 Repl. Pamphlet) regarding excavation damage to pipelines and underground utility lines.

16. Applicable Law. This Permit is governed by and construed and enforced in accordance with the laws of the State of New Mexico.

17. Construction and Severability. If any part of this Permit is held to be invalid or unenforceable, the remainder of this Permit will remain valid and enforceable if the remainder of the Permit is reasonably capable of completion.

18. Assignment. The Permittee shall not assign any interest in this Permit.

Notice. For purposes of giving formal written notice to the Permittee, the Permittee's address is:

1422 Riverview Dr NW  
Albuquerque, NM 87105



Phone No.: (214) 695-8389

For purposes of giving formal, written notice to the City, the City's address is:

Mayor  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Copies of any notices to the City must also be given to:

City Engineer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Written notice must be made either personally or by certified United States mail. If the notice is mailed, the notice will be complete 3 days after deposited in the United States mail, postage paid, and addressed as required in this section. Notice of change of address will be given in the same manner as required by this section.

19. Joint and Several Liability. The Permittee shall be jointly and severally liable to the City for the performance of Permittee's obligations pursuant to this Permit.

20. Approval Required. This Permit shall not become effective or binding until approved by the City Engineer.

21. Run with the Property. This Agreement shall be binding upon Permittee's Property, its successors and assigns and shall run with title to the Permittee's Property.

IN WITNESS WHEREOF, the City and the Permittee have executed this Revocable Permit the day and year first above written.

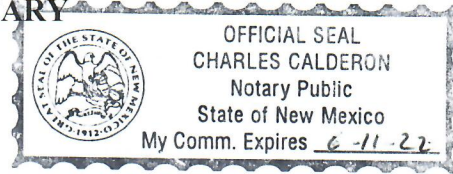
*Arnold Wilgones Trust*  
**PERMITTEE:** *Susan Davis*  
By [signature]: *[Signature]*  
Name [print]: *Susan Davis*  
Title: Owner  
Dated: 3/16/21

**CITY OF ALBUQUERQUE:**

By: \_\_\_\_\_  
Shahab Biazar, P.E., City Engineer  
Dated: \_\_\_\_\_

PERMITTEE'S NOTARY

STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF BERNALILLO )



This instrument was acknowledged before me on this 16<sup>th</sup> day of March,  
20 21, by Susan L Davis (name of person signing permit),  
Trustee (title of person signing permit) of  
Donald Williams Trust (Permittee).

(SEAL)

  
\_\_\_\_\_

Notary Public

My Commission Expires: June 11, 2022

CITY'S NOTARY

STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
2016, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation  
on behalf of said corporation.

(SEAL)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

## REVOCABLE PERMIT

Project Name: Lot 63-A, Riverview Heights Addition

Project Number: J11-06

THIS REVOCABLE PERMIT ("Permit"), made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the City of Albuquerque, New Mexico, a municipal corporation (hereinafter referred to as the "City") as grantor and Susan Davis (Donald Williams Trust), (hereinafter collectively referred to as the "Permittee") as permittee.

WITNESSETH, that in consideration of the mutual obligations and covenants herein, the parties hereto do mutually agree as follows:

1. Recital. The Permittee is the owner of certain real property ("Permittee's Property") located at 1428 Riverview Drive NW, in Albuquerque, New Mexico, and more particularly described as: (give legal description and filing information)

Currently platted as Lot 63 and a portion of Tract A of the Riverview Heights Addition, City of Albuquerque, New Mexico filed in the office of the County Clerk of Bernalillo County, NM on March 24, 1947 in Book C, Page 66. Proposed Lot 63-A

The City is the owner of a certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within Permittee's Property, and more particularly described in a certain Dedication Deed and known as:

Dedicated right-of-way of Riverview Drive NW of the plat entitled "Riverview Heights Addition", City of Albuquerque, filed in the office of the County Clerk of Bernalillo, New Mexico on March 24, 1947 in Book C, Page 66; AND Open Space for the Rio Grande River

If the City's Property is an easement, then give legal description and filing information:

N/A

2. Permit. Subject to the terms and conditions of this Permit, the City grants Permittee the right to construct, install, operate, maintain, replace and remove A Block Wall, See Attached Exhibit A (hereinafter referred to as the "Facility") within the City's Property, as more particularly shown on the drawing which is attached hereto as Exhibit A and made a part of this Permit:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (hereinafter referred to as the "Location").

3. Use. The Permittee shall use the Location solely for the block wall and will not use it for any other purpose whatsoever without first obtaining the written consent of the



4. Compensation. As compensation for this Permit, the Permittee shall pay the City a one-time administrative fee of \$500.00 plus the sum of Four hundred and twelve Dollars (\$ 412 ) for each year this Permit is in effect (hereinafter referred to as the "Annual Fee").

The Annual Fee shall be paid to the City upon execution of this Permit, and by the same month and day each year thereafter for the term of this Permit.

5. Term, Termination and Removal. This Permit will remain in perpetuity from the date of execution of this Permit (hereinafter referred to as the "Term"), unless terminated and revoked as a result of:

- a. The Permittee's breach of any provision of or default in the performance of any obligation pursuant to this Permit. If Permittee breaches any of the provisions hereof or is in default in the performance of any obligation imposed hereunder, the City may give thirty (30) days written notice (the "Notice Period") to the Permittee of the termination of this Permit. If the Permittee remains in default or the breach of any provision hereof remains uncured at the end of the Notice Period, this Permit shall terminate; or
- b. The Permittee's giving the City written notice ninety (90) days in advance of termination; or
- c. The City's giving the Permittee written notice ninety (90) days in advance of termination; or
- d. An order of a court of competent jurisdiction.

Upon termination of this Permit and any renewal hereof, the Permittee shall abandon the use of the Facility, and shall remove the Facility and restore the City's Property as nearly as possible to the condition it was in prior to removal, all at the sole expense of the Permittee.

If, after termination and within thirty (30) days after being directed to do so by the City, the Permittee fails to remove the Facility and restore the City's Property, the City may perform the work and the Permittee shall reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of such work.

Termination of this Permit for any reason shall not release the Permittee from any liability or obligation relating to the installation, operation, maintenance or removal of the Facility or any other term of this Permit.

6. Renewal of Permit. If both the City and the Permittee wish to extend the Term of this Permit, then, before the expiration of the Term, the City and the Permittee shall enter into good faith negotiations, the object of which will be to agree upon the terms of a renewal of this Permit. The agreement of the City shall not be unreasonably withheld, conditioned or delayed. If an agreement is reached, all terms, including the agreed-upon consideration, shall be reduced to writing, signed by both parties.

7. Location, Installation, Maintenance and Removal. At its own expense, the Permittee



shall install, construct and maintain the Facility of such material, and in a manner that will not at any time be a source of danger to, or interfere with the City's present or future use of the City's Property, or the use of the City's Property by any utility presently franchised by the City, or interfere with its use as a public way. If during installation it becomes evident that the Permittee's proposed installation will interfere with existing City installations or any existing underground installations, then the Permittee shall modify its installation at the Location to avoid the conflict, after obtaining the City's approval for the change, at the sole expense of the Permittee. All permits required by the City for work within the right-of-way will be the responsibility of the Permittee's contractor.

After installation of the Facility, the Permittee shall back-fill, compact, repair and repave all resulting trenches, curbs, gutters and pavement to the satisfaction of the City, restoring them to as close to their original condition as is reasonably possible.

If, in the judgment of the City, the Permittee at any time fails to perform its obligations under this section, the City, at the City's option, may perform whatever work the City deems necessary for the public safety, health and welfare, and the Permittee shall reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of performing such work. However, the City is not required to perform such work, and any failure by the City to perform the Permittee's obligations shall not release the Permittee from liability for any loss or damage caused by the Permittee's failure to perform its obligations.

Installation, maintenance and removal of the Facility shall be accomplished in a manner which will not unreasonably impede traffic adjacent to the Location or impede its use as a public way, as determined by the City. The timing and manner of such construction, maintenance and removal shall be done in compliance with the City's requirements.

If the Facility, or any part thereof, is the cause of an emergency condition, and the City determines that the situation makes it unreasonable to notify the Permittee or await action by the Permittee, the City may take whatever actions it deems necessary to remedy the emergency situation at the sole expense of the Permittee, which will reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of such actions.

8. As-Builts. Upon completion of the construction and installation of the Facility, the Permittee shall promptly provide the City with one set of reproducible as-built, record drawings, reflecting construction and installation as actually accomplished.

9. Insurance. During the Term of this Permit, including renewals, if any, the Permittee shall obtain and maintain liability insurance in an amount of not less than \$1,000,000 combined single limit for accidents or occurrences which cause bodily injury, death or property damage to any member of the public caused by or related to the construction, installation, operation, maintenance, replacement, removal or other activity related to the Facility. The insurance policy shall name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The insurance policy shall provide coverage per occurrence and shall state the project name and project number. Any cancellation provision must provide that if the policy is cancelled prior to the expiration date of the Permit, materially changed or not



renewed, the issuing company will mail thirty (30) days written notice to the City, Attention: Risk Management. A certificate of insurance in compliance with the above must be furnished to the City with the execution of this Permit and prior to commencement of construction.

10. Indemnity/Liability. The Permittee shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Permittee agrees to indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Permittee, its agents, representatives, contractors or subcontractors or arising from the failure of the Permittee, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Permittee herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Entire Agreement. This Permit contains the entire agreement of the parties regarding the Facility and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes. Changes to this Permit are not binding unless made in writing and signed by both parties.

13. Captions. The captions to the sections or paragraphs of this Permit are not part of this Permit and will not affect the meaning or construction of any of its provision.

14. Binding Effect. This Permit is binding upon and inures to the benefit of the successors and/or assigns of the parties.

15. Compliance with Laws. The Permittee and its contractors shall comply with all federal, state and local laws, ordinances, regulations and rules and will not discriminate illegally against any person. The Permittee's attention is specifically drawn to 62-14-1 et seq. NMSA, (1978 Comp., 1984 Repl. Pamphlet) regarding excavation damage to pipelines and underground utility lines.

16. Applicable Law. This Permit is governed by and construed and enforced in accordance with the laws of the State of New Mexico.

17. Construction and Severability. If any part of this Permit is held to be invalid or unenforceable, the remainder of this Permit will remain valid and enforceable if the remainder of the Permit is reasonably capable of completion.

18. Assignment. The Permittee shall not assign any interest in this Permit.

Notice. For purposes of giving formal written notice to the Permittee, the Permittee's address is:

1428 Eisenhower Dr NW  
Albuquerque, NM 87105

Phone No.: (214) 695-8389

For purposes of giving formal, written notice to the City, the City's address is:

Mayor  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Copies of any notices to the City must also be given to:

City Engineer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Written notice must be made either personally or by certified United States mail. If the notice is mailed, the notice will be complete 3 days after deposited in the United States mail, postage paid, and addressed as required in this section. Notice of change of address will be given in the same manner as required by this section.

19. Joint and Several Liability. The Permittee shall be jointly and severally liable to the City for the performance of Permittee's obligations pursuant to this Permit.

20. Approval Required. This Permit shall not become effective or binding until approved by the City Engineer.

21. Run with the Property. This Agreement shall be binding upon Permittee's Property, its successors and assigns and shall run with title to the Permittee's Property.

IN WITNESS WHEREOF, the City and the Permittee have executed this Revocable Permit the day and year first above written.

PERMITTEE: Donald R. Williams Trust

CITY OF ALBUQUERQUE:

By [signature]: [Signature]

By: \_\_\_\_\_

Name [print]: Susan L. Davis

Shahab Biazar, P.E., City Engineer

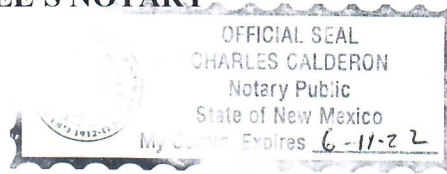
Title: Owner

Dated: \_\_\_\_\_

Dated: 03/16/21

**PERMITTEE'S NOTARY**

STATE OF NEW MEXICO           )  
  ) ss  
COUNTY OF BERNALILLO       )



This instrument was acknowledged before me on this 16<sup>th</sup> day of March,  
20 21, by Susan L Davis (name of person signing permit),  
Trustee (title of person signing permit) of  
Donald R Williams Trust (Permittee).

(SEAL)

[Signature]  
Notary Public  
My Commission Expires: June 11, 2022

**CITY'S NOTARY**

STATE OF NEW MEXICO           )  
  ) ss  
COUNTY OF BERNALILLO       )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
2016, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation  
on behalf of said corporation.

(SEAL)

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_





Ryan Mulhall <cartesianryan@gmail.com>

---

## Preparing to request 3 Revocable Permits for Riverview

---

**Wolfenbarger, Jeanne** <jwolfenbarger@cabq.gov>

Tue, Mar 9, 2021 at 10:10 AM

To: "LaBadie, Charlotte T." <clabadie@cabq.gov>, Ryan Mulhall <cartesianryan@gmail.com>

Ryan, I have reviewed this, and I am okay with the exhibit for the roadway, but before this encroachment can be approved, it makes sense to approve the sidewalk width waiver first through DRB.

I can take delegation for the signing of the revocable permit at DRB. (The sidewalk width waiver, by the way, can be administrative through DRB and does not require neighborhood notice; we made that determination..)

Charlotte and Ryan:

The one with the Open Space is another matter. I would have expected that permit to go through the Open Space Department for routing, but that is between DRC and the attorneys for Open Space.



**JEANNE WOLFENBARGER**

manager for transportation

o 505.924-3991

e jwolfenbarger@cabq.gov

[cabq.gov/planning](http://cabq.gov/planning)



Ryan Mulhall <cartesianryan@gmail.com>

---

## 1428 Riverview sketch plat comments Buffer or Road

---

**Keffer, Tricia M.** <tkeffer@cabq.gov>

Tue, Feb 16, 2021 at 1:39 PM

To: Ryan Mulhall <cartesianryan@gmail.com>

Cc: "wplotnerjr@gmail.com" <wplotnerjr@gmail.com>

Mr. Mulhall,

Thanks for your patience as we looked into this. I was authorized to tell you to go ahead and apply for a revocable permit for the wall encroachment.

Thanks and have a good day,

[Quoted text hidden]